


*Aledo
Independent
School
District*



Fall 2016
Demographic
Update

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*


TEMPLETON
DEMOGRAPHICS



Economic Conditions- Dallas-Fort Worth MSA

Unemployment Rate

AUGUST 2016

5.0%

Texas

USA

4.3%

Ft. Worth

4.1%

DFW

7%

6%

5%

4%

3%

Annual Job Growth Rate

AUGUST 2016

1.6%

Texas

1.7%

USA

3.5%

DFW

0%

1%

2%

3%

4%





Local Economic Update



Medical Office Completed

- A 43,000 sq.ft. medical office building is complete and ready to lease in Aledo
- The facility is located on the northwest corner of Bailey Ranch Rd and FM 1187
- Atlee Development is currently seeking a tenant for the facility

Weatherford Revamps Downtown

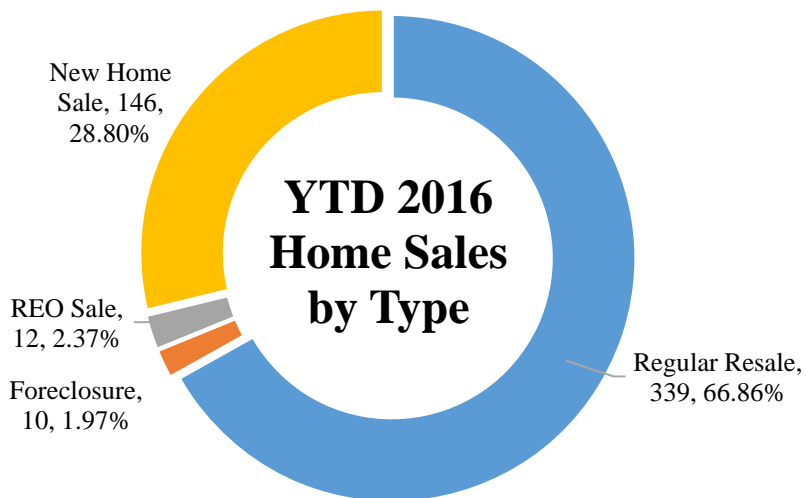
- Imperium development is targeting and leasing property in Weatherford's town square
- The development will have 4 or 5 units with 18,000 sq.ft. of retail space overlooking the Parker County Courthouse
- The city and developer are targeting restaurants
- The project is located at 107-111 College Ave





AISD Home Sales

Year-to-Date Home Sales by Transaction Type



- The district had 507 home sales in 2016, and roughly 28% were of new homes
- The average sale price in 2016 for a new home is \$385,717
- The average sale price in 2016 for an existing home is \$349,516



Source: Metrostudy and Parker County Deed Transactions



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,892	2,723	3,843	7,678
2	Denton ISD	2,123	1,881	2,410	17,068
3	Prosper ISD	2,201	1,627	4,336	28,370
4	Lewisville ISD	1,392	1,236	2,037	2,949
5	Northwest ISD	1,307	1,212	2,340	22,201
6	Dallas ISD	1,376	1,113	2,261	6,224
7	Little Elm ISD	1,274	1,037	928	5,005
8	Keller ISD	856	954	1,014	2,035
9	Eagle Mt.-Saginaw ISD	899	909	990	19,624
10	Rockwall ISD	918	716	1,840	8,347
11	Mansfield ISD	726	633	1,005	5,339
12	Wylie ISD	737	608	911	4,784
13	Crowley ISD	716	579	817	8,986
14	McKinney ISD	743	566	1,700	5,859
15	Forney ISD	531	497	977	14,655
16	Allen ISD	559	489	1,224	1,440
17	Burleson ISD	481	486	482	3,349
18	Plano ISD	492	456	1,209	2,529
19	HEB ISD	448	452	395	4,866
20	Midlothian ISD	550	413	1,154	20,692
21	Waxahachie ISD	496	409	792	10,058
22	Desoto ISD	416	389	455	1,972
23	Coppell ISD	498	388	650	505
24	Garland ISD	437	376	858	3,925
25	Argyle ISD	345	346	638	5,155
26	Fort Worth ISD	352	328	918	4,597
27	Royse City ISD	280	294	338	10,097
28	Aledo ISD	298	287	957	11,953*
29	Melissa ISD	359	281	476	4,709
30	Princeton ISD	269	274	153	1,311

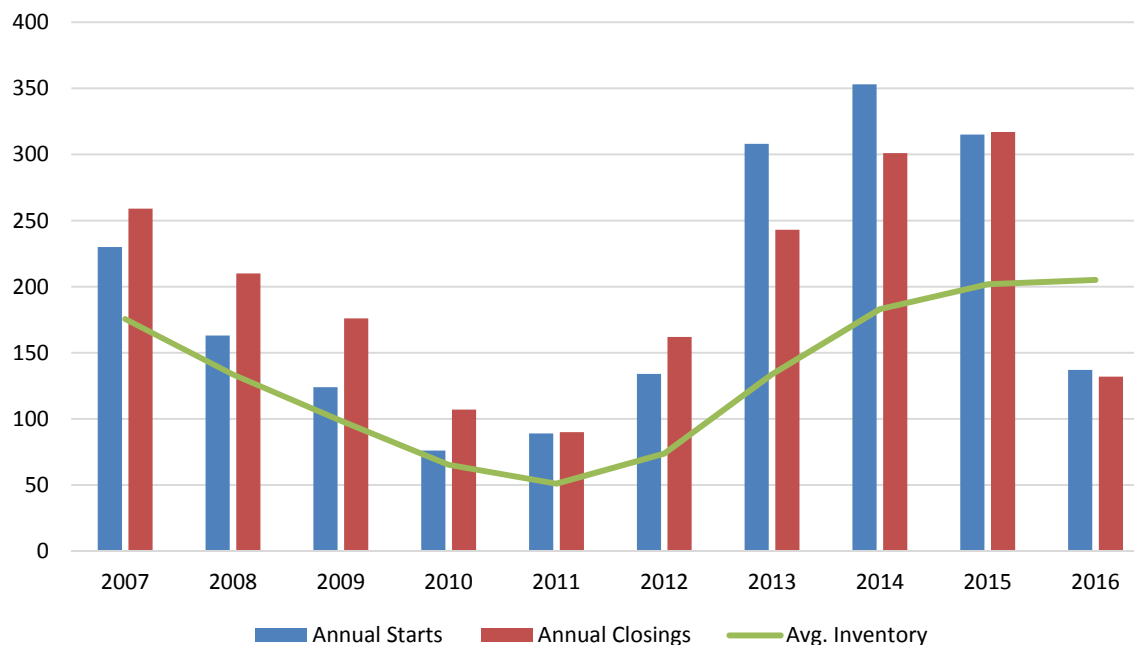
*Adjusted total subtracting portions of Walsh Ranch, Bella Ranch and Crown Valley not in AISD





New Housing Activity

Aledo ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	12	20	15	44	69	75	81
2Q	25	23	32	92	108	60	56
3Q	23	17	39	85	89	109	
4Q	16	29	48	87	87	71	
Total	76	89	134	308	353	315	137

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	20	17	16	38	63	70	70
2Q	35	32	45	51	85	76	62
3Q	27	19	45	59	77	91	
4Q	25	22	56	95	76	80	
Total	107	90	162	243	301	317	132

- Year to date starts are on pace with the same first two quarters of 2015
- New home inventory is rising due to labor constraints and build times
- Aledo currently has 8.1 month's supply of new homes

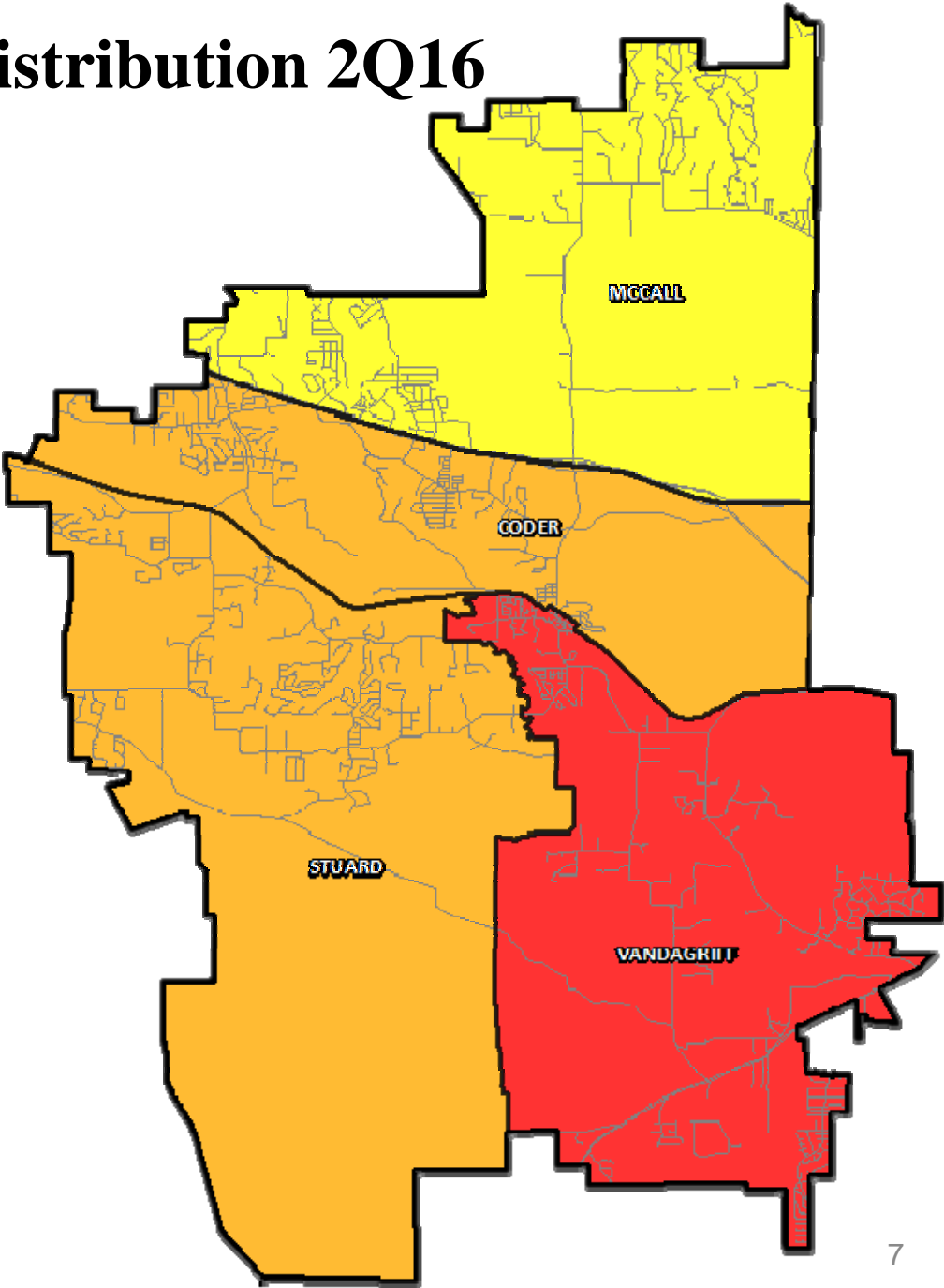




Annual Closing Distribution 2Q16

Elementary Zone	Annual Closings
CODER	82
MCCALL	10
STUARD	73
VANDAGRIFF	122
Grand Total	287

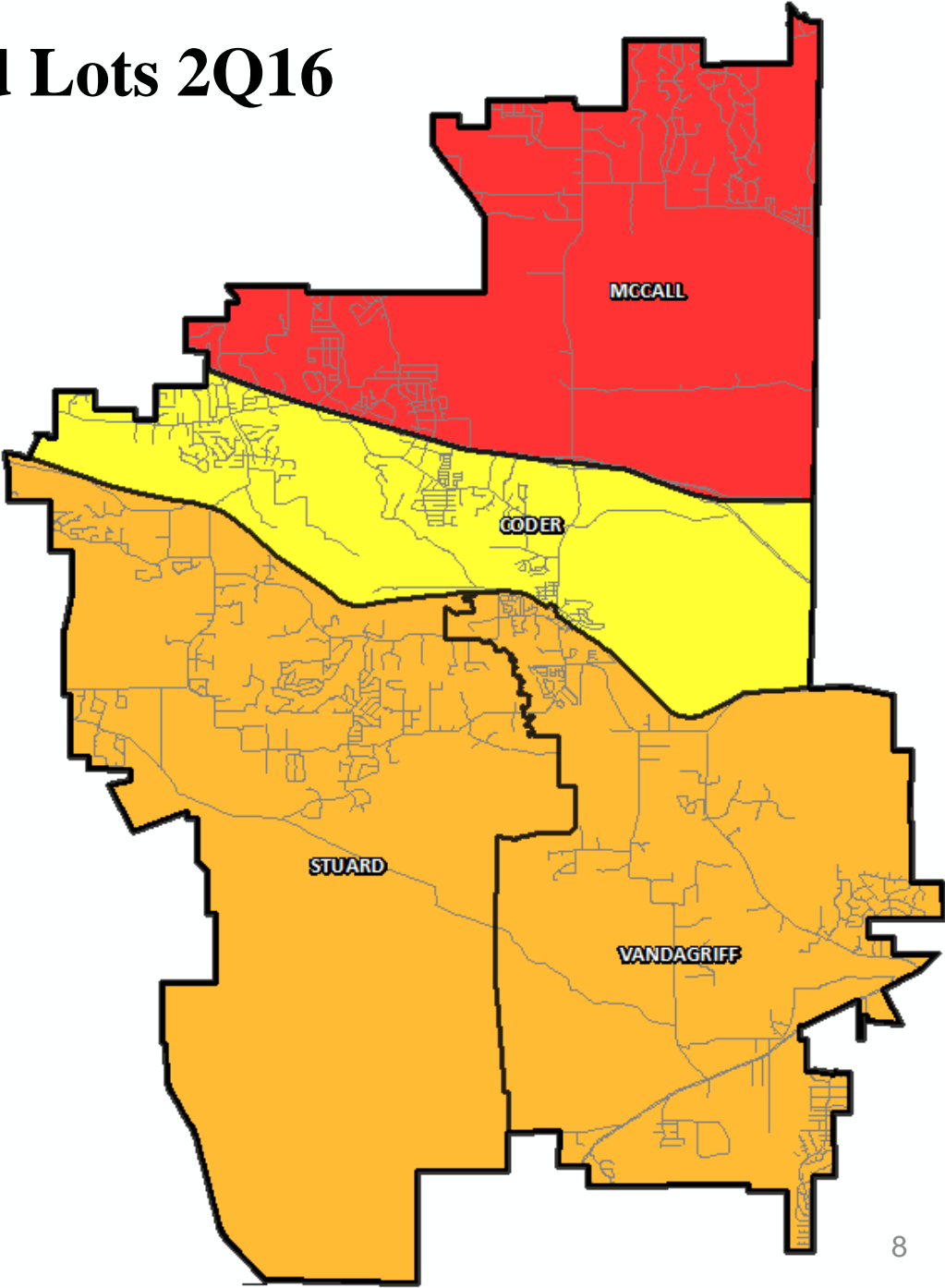
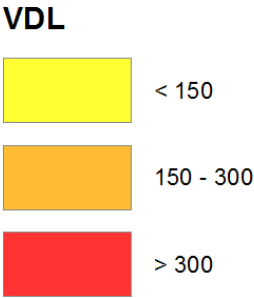
Annual Closings





Vacant Developed Lots 2Q16

Elementary Zone	VDL
CODER	111
MCCALL	368
STUARD	194
VANDAGRIFF	284
Grand Total	957

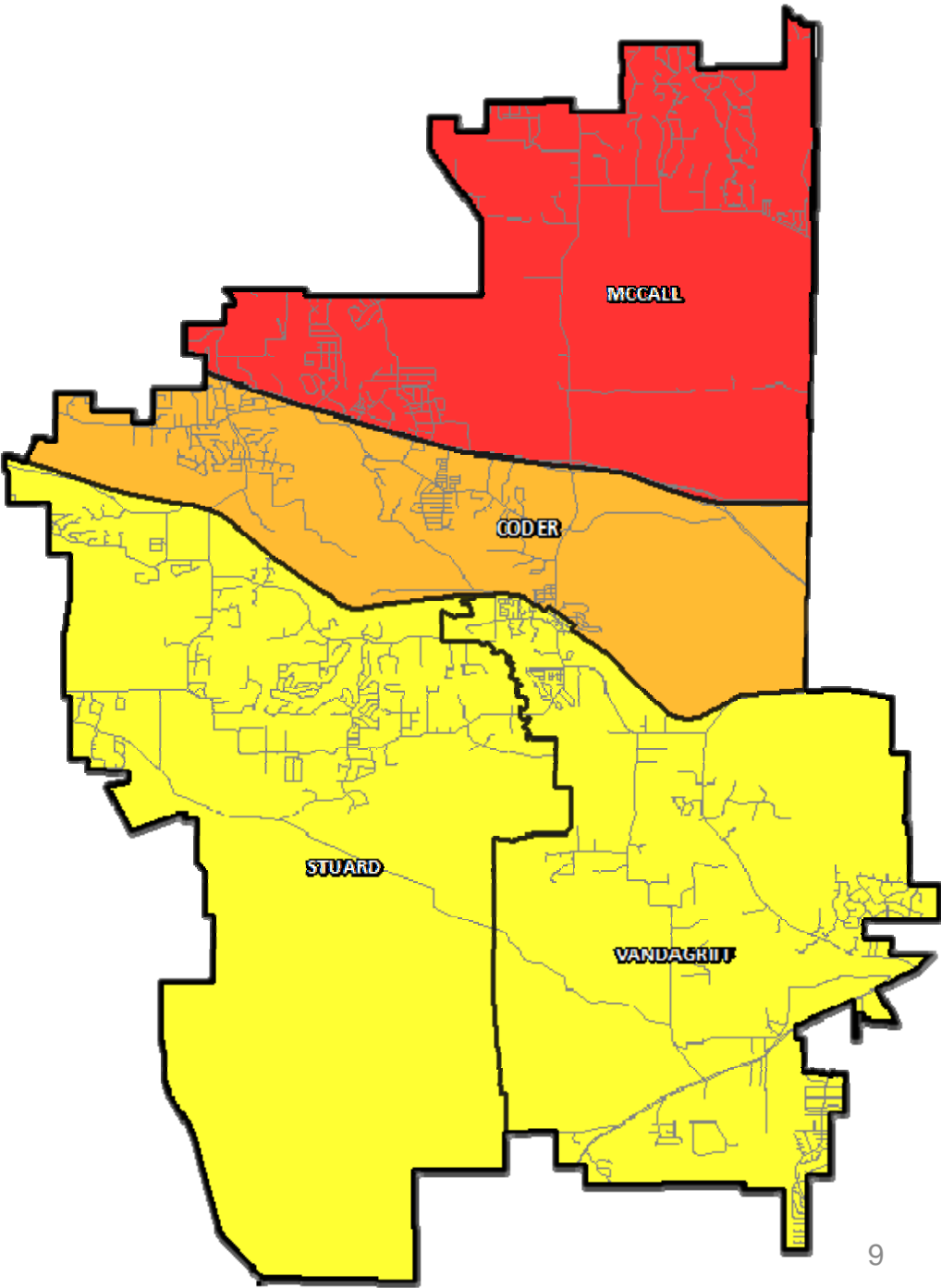
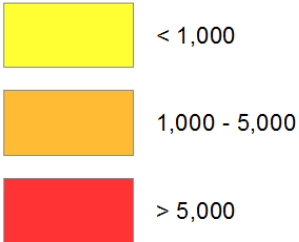




Future Lots 2Q16

Elementary Zone	Future Lots
CODER	4,152
MCCALL	7,305
STUARD	404
VANDAGRIFF	92
Grand Total	11,953

Futures





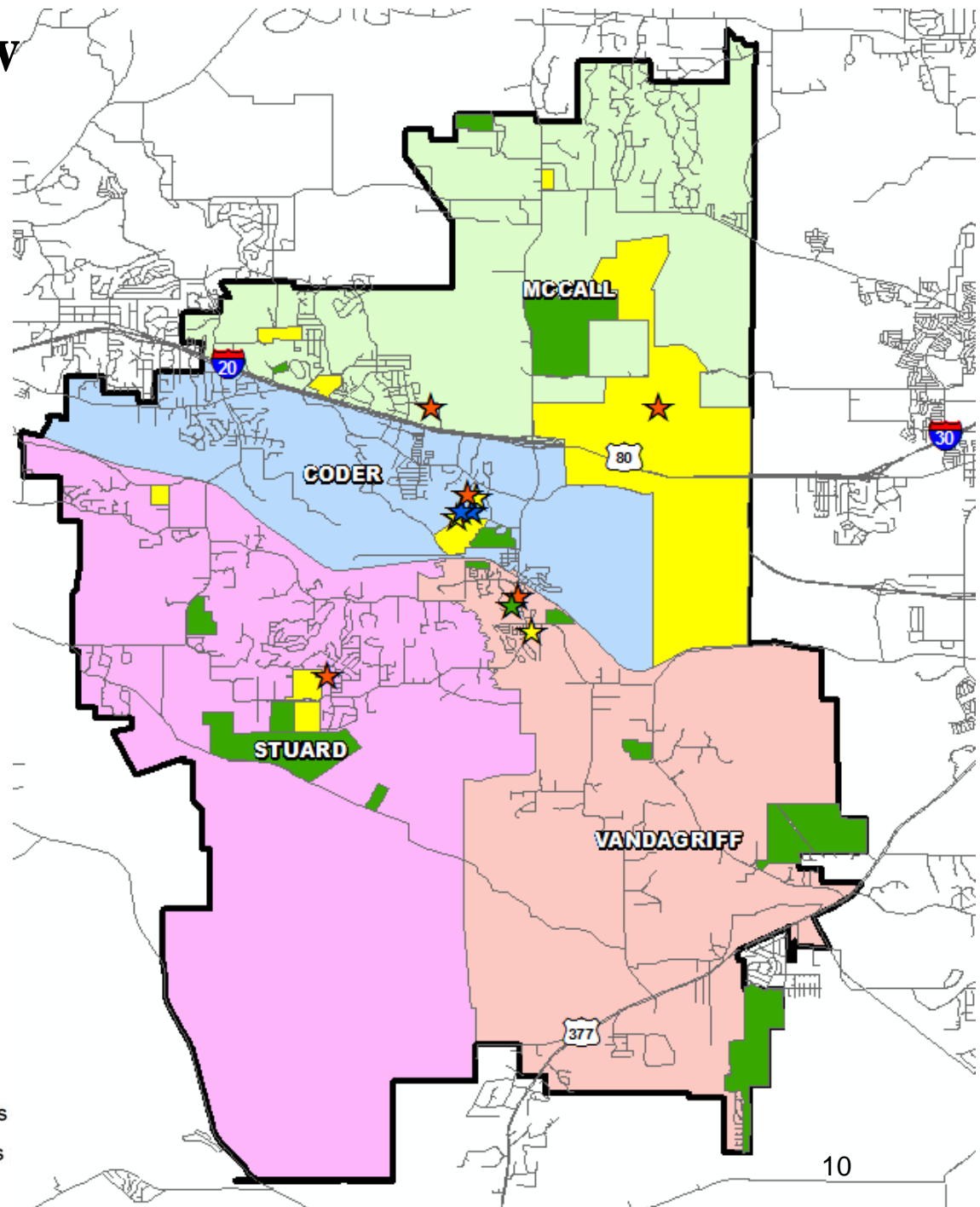
District Overview

- Aledo ISD has more than 950 lots ready to build on
- The district has nearly 12,300 planned future lots

Schools

- ★ ELEM
- ★ INT
- ★ MID/JH
- ★ HIGH
- ★ OTHER

- Future Subdivisions
- Active Subdivisions



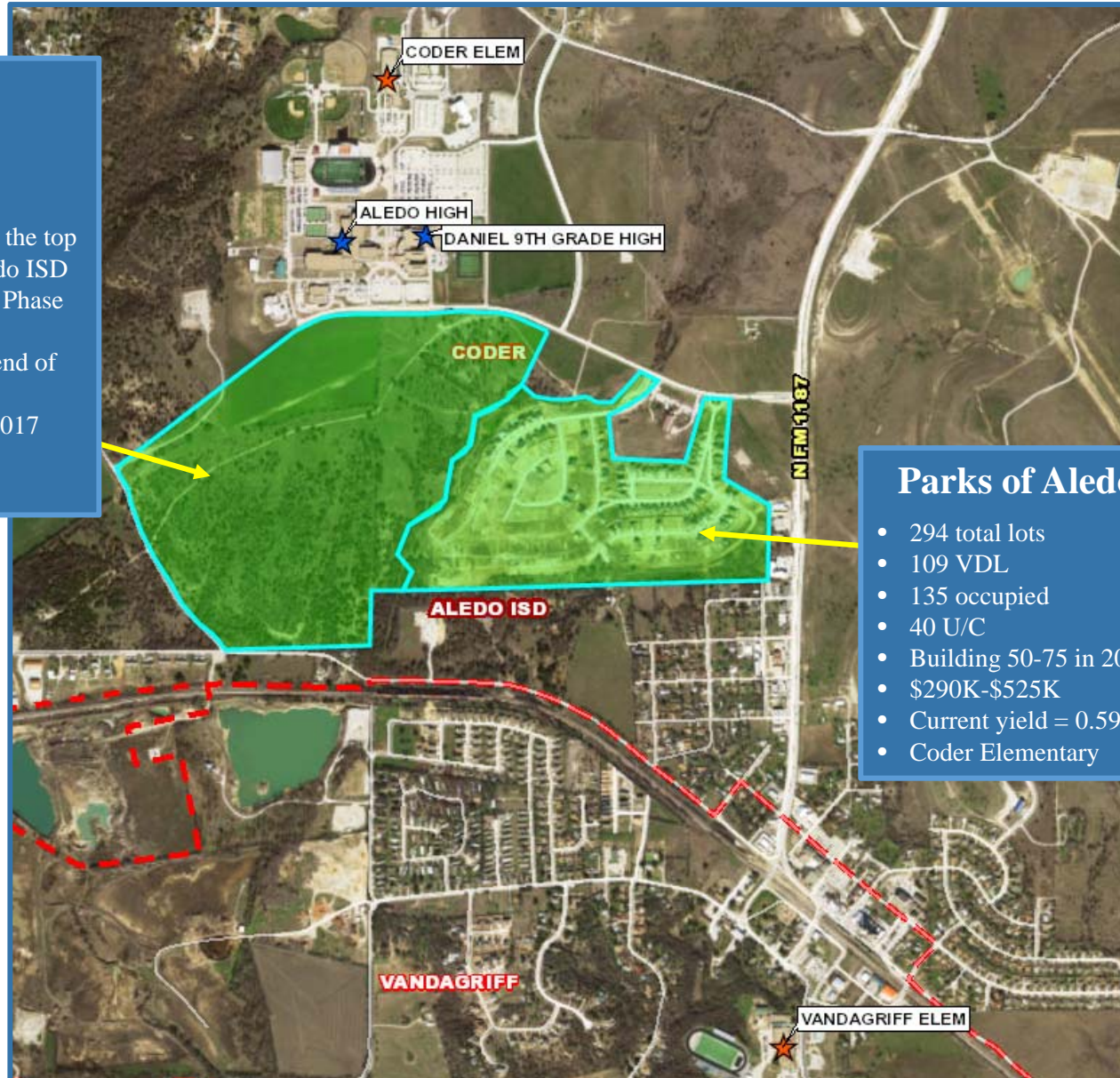


Active Subdivision

Parks of Aledo

Pointe Vista

- 266 future lots
- 132 acres
- 50+ acres of parks
- Phase 2 of Parks of Aledo, the top closing subdivision in Aledo ISD
- Groundwork underway on Phase 1 with 70 lots
- Phase 1 delivering by the end of first quarter 2017
- Building 15-20 homes in 2017
- Mid \$400K+
- Coder Elementary



Parks of Aledo

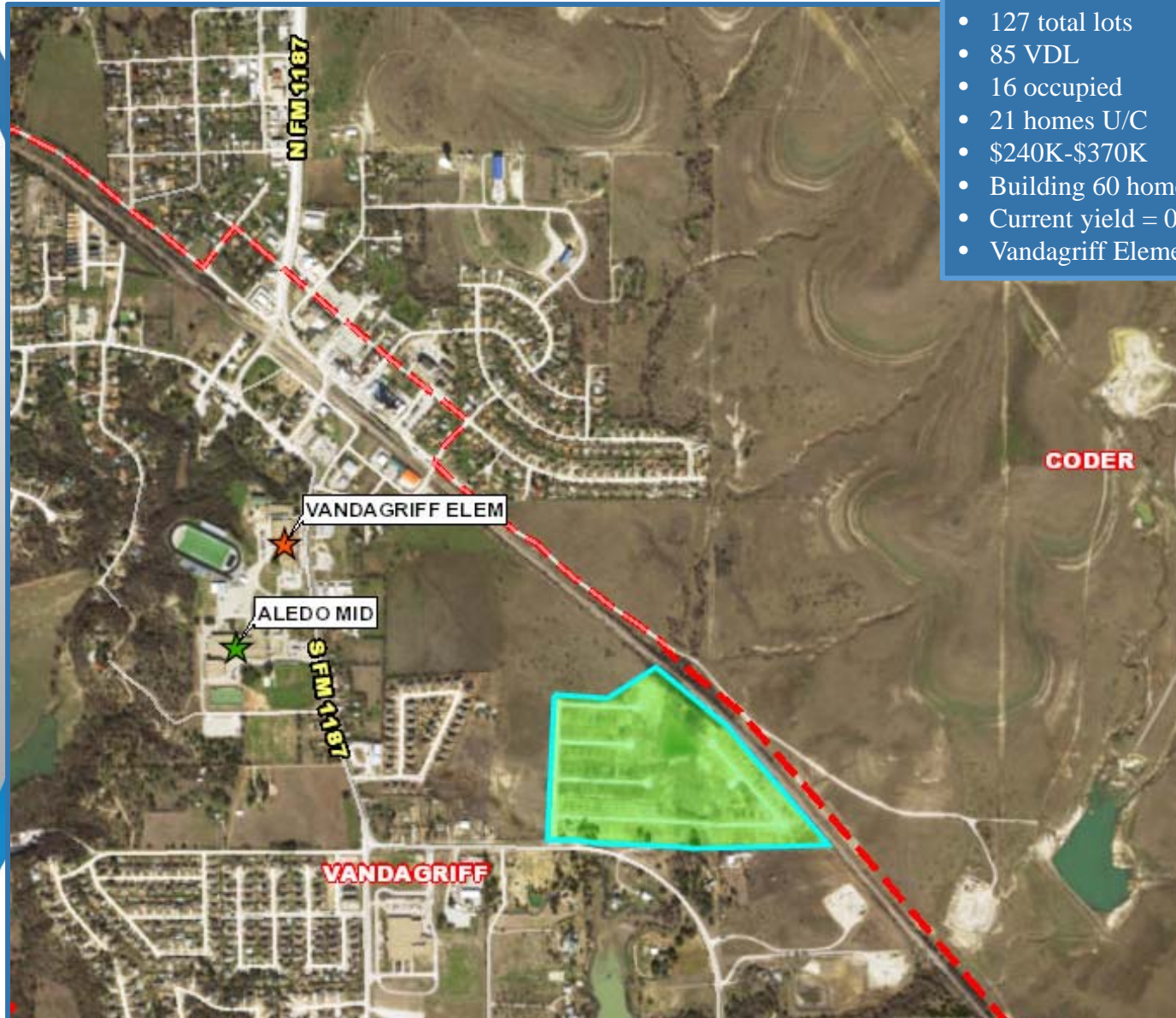
- 294 total lots
- 109 VDL
- 135 occupied
- 40 U/C
- Building 50-75 in 2016
- \$290K-\$525K
- Current yield = 0.59
- Coder Elementary





Active Development

Brookhollow



Brookhollow

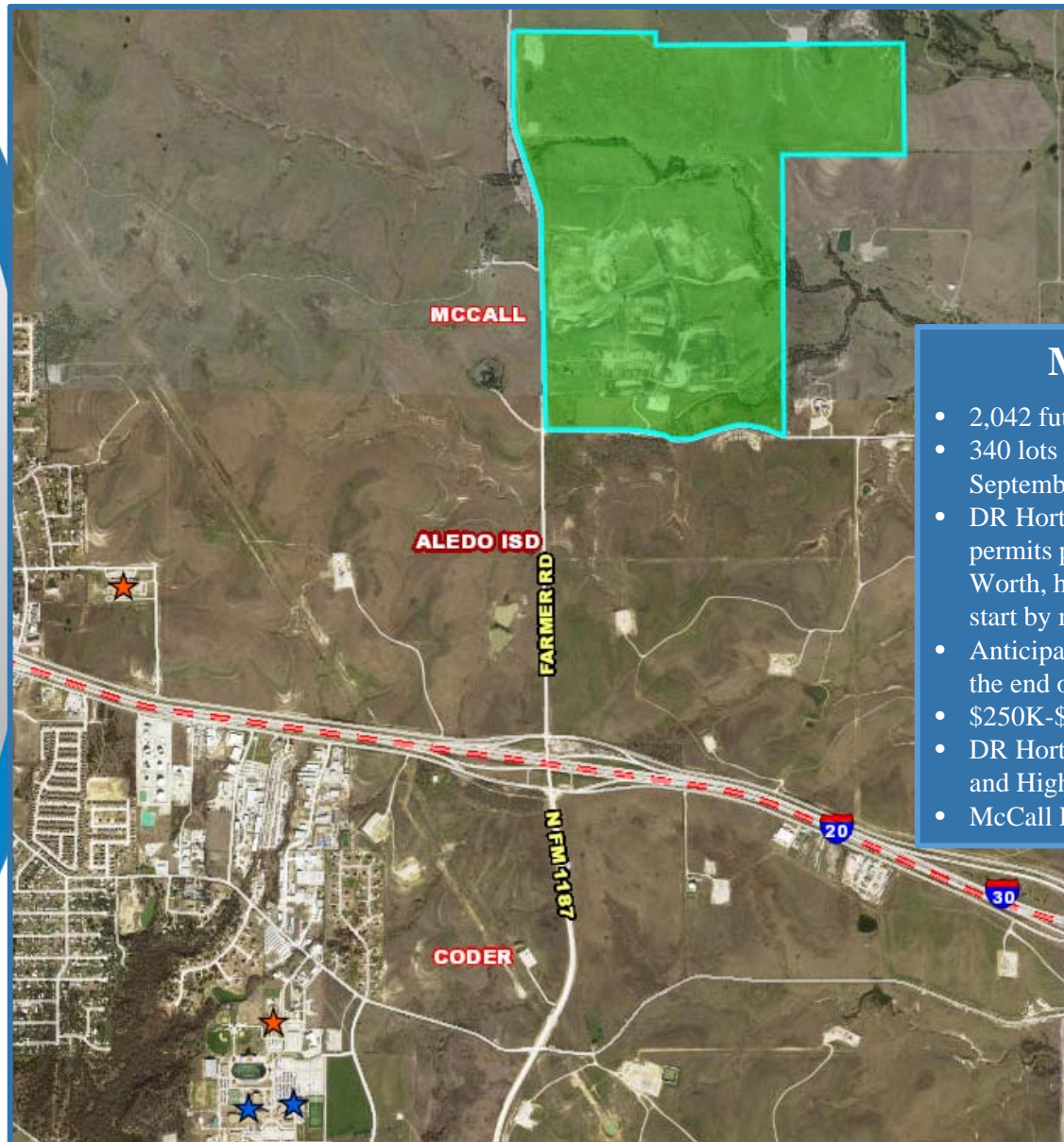
- 127 total lots
- 85 VDL
- 16 occupied
- 21 homes U/C
- \$240K-\$370K
- Building 60 homes in 2016
- Current yield = 0.63
- Vandagriff Elementary





Future Development

Morningstar



Morningstar

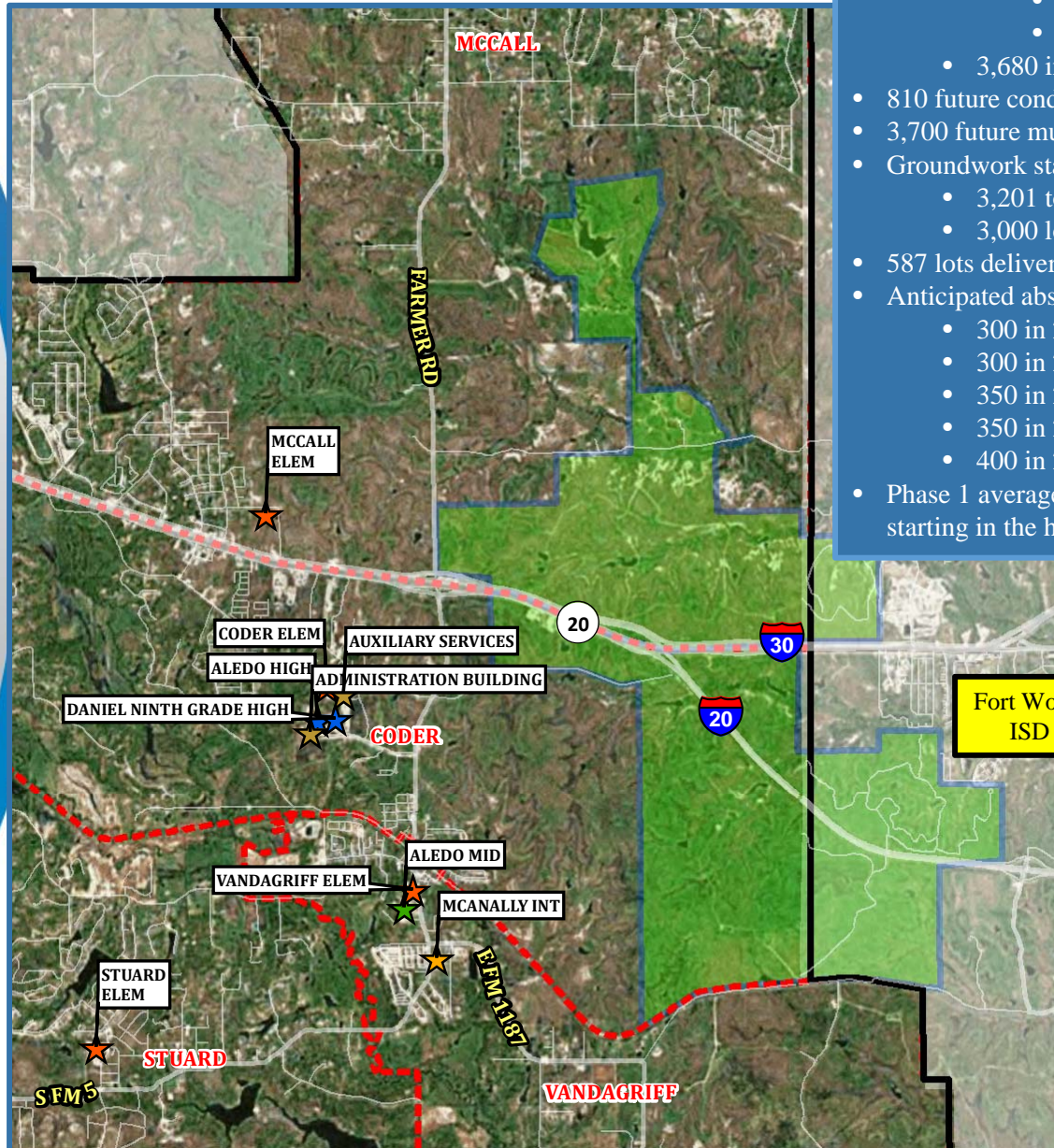
- 2,042 future lots
- 340 lots opened to builders September 2016
- DR Horton has 50 residential permits pending in the City of Fort Worth, homebuilding expected to start by mid October
- Anticipate building 100 homes by the end of the 2016/17 school year
- \$250K-\$400K
- DR Horton, Impression, Rendition and Highland Homes
- McCall Elementary





Future Development

Walsh Development



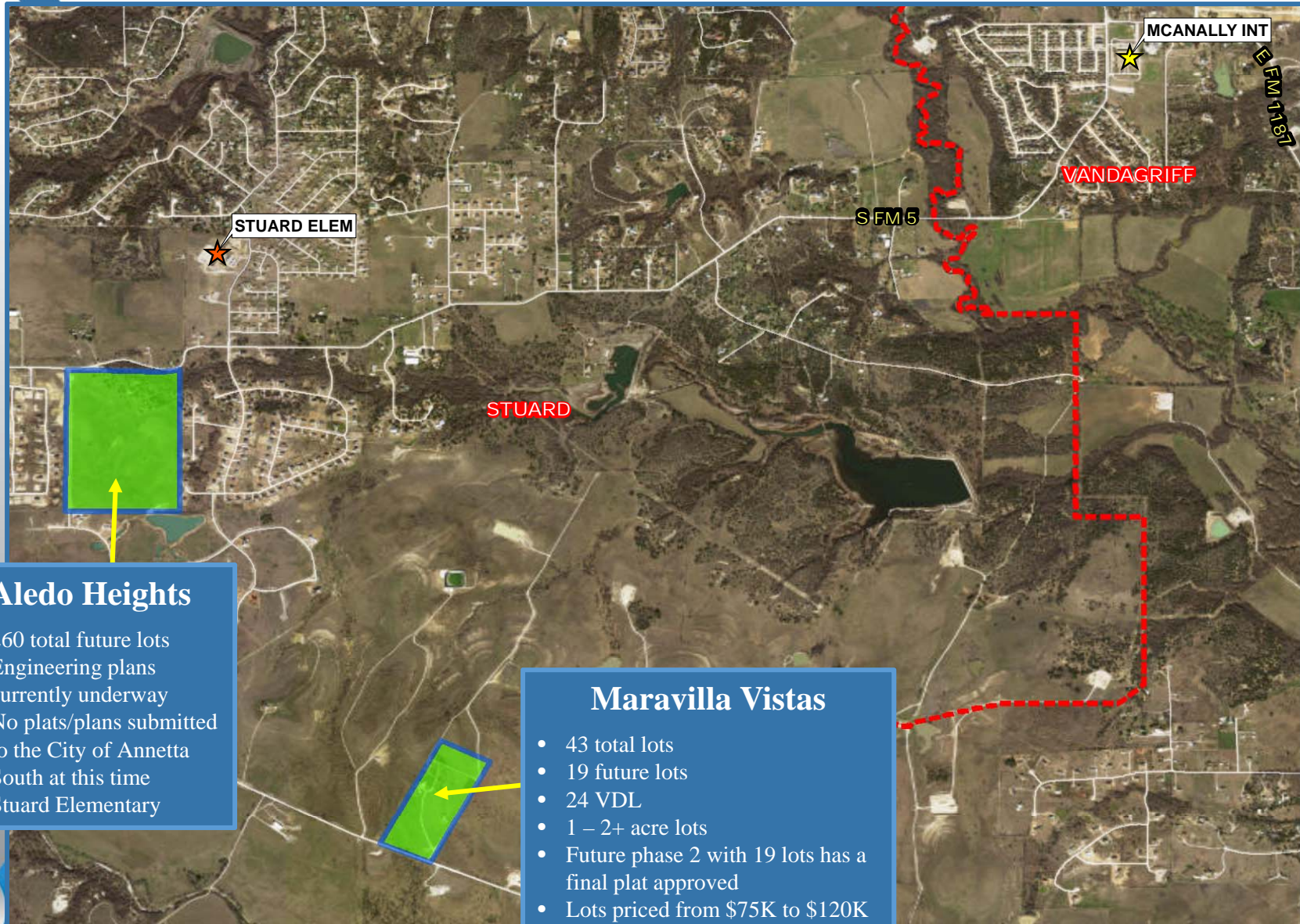
Walsh

- 12,860 future single family homes
 - 9,180 in Aledo ISD
 - 5,294 in McCall Elementary
 - 3,886 in Coder Elementary
 - 3,680 in Fort Worth ISD
- 810 future condo and townhome units
- 3,700 future multi-family units
- Groundwork started on Quail Valley (Phase 1):
 - 3,201 total lots
 - 3,000 lots within Aledo ISD
- 587 lots delivering by April 2017
- Anticipated absorption rates:
 - 300 in 2017
 - 300 in 2018
 - 350 in 2019
 - 350 in 2020
 - 400 in 2021
- Phase 1 average home price of \$400K with homes starting in the high \$200s to the low \$300s



Residential Activity

Aledo Heights and Maravilla Vistas



Aledo Heights

- 260 total future lots
- Engineering plans currently underway
- No plats/plans submitted to the City of Annetta South at this time
- Stuard Elementary

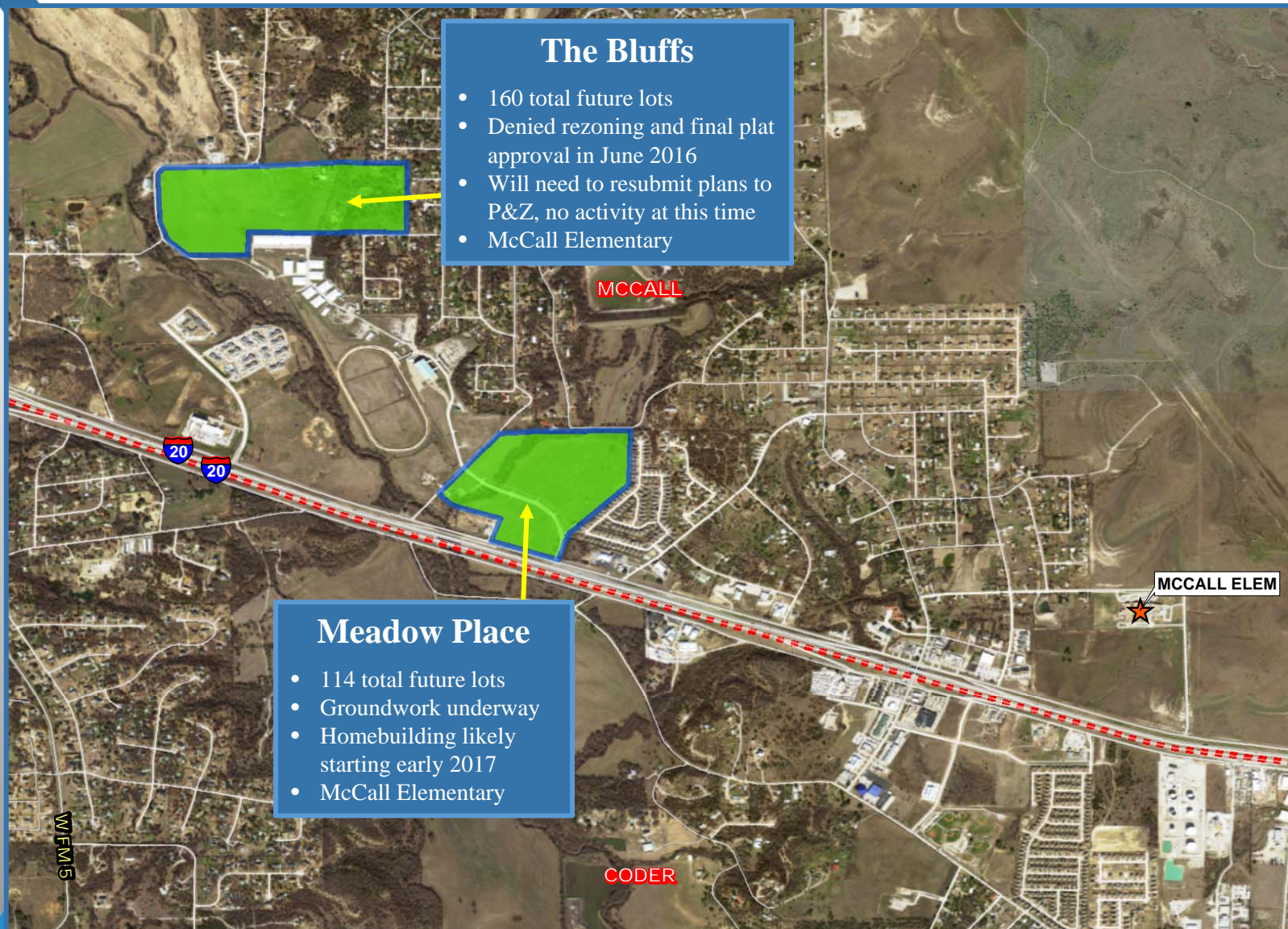
Maravilla Vistas

- 43 total lots
- 19 future lots
- 24 VDL
- 1 – 2+ acre lots
- Future phase 2 with 19 lots has a final plat approved
- Lots priced from \$75K to \$120K
- Stuard Elementary





Residential Activity





Mixed-Use Development

Crown Pointe- City of Willow Park



Crown Pointe

- The Village at Crown Park- 208 MF units open and leasing
- Current Apt yield = 0.41
- Crown Pointe Townhomes- 50 additional townhome units completed summer 2016
- Part of mixed-use development to include 12+ acres of commercial/retail sites and a hotel/office space
- Future senior living residential units
- McCall Elementary

TD



Ten Year Forecast

By Grade Level

GRADE LEVEL ENROLLMENT HISTORY AND PROJECTIONS

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2012/13	61	313	326	329	331	348	377	368	370	395	390	413	377	335	4,733		
2013/14	42	353	347	356	364	357	370	398	370	368	402	386	420	341	4,874	141	2.98%
2014/15	46	310	378	382	358	390	366	419	417	387	401	414	373	396	5,037	163	3.34%
2015/16	67	377	346	436	413	373	395	398	425	426	436	397	411	349	5,249	212	4.21%
2016/17	71	377	378	359	447	445	404	425	412	437	455	431	407	395	5,443	194	3.70%
2017/18	71	406	413	417	392	490	476	434	440	427	472	453	429	391	5,711	268	4.91%
2018/19	71	435	453	461	470	441	528	514	456	454	474	467	455	410	6,089	379	6.63%
2019/20	71	469	475	507	516	515	474	570	530	472	492	470	471	436	6,468	379	6.22%
2020/21	71	514	513	525	557	572	556	511	603	548	514	488	471	451	6,894	426	6.59%
2021/22	71	553	566	570	575	617	613	600	526	623	597	510	493	451	7,365	471	6.83%
2022/23	71	581	604	593	638	621	659	662	625	544	674	592	500	472	7,836	471	6.40%
2023/24	71	610	630	648	648	697	664	711	706	647	591	669	590	479	8,361	525	6.70%
2024/25	71	662	660	665	715	710	745	716	750	730	701	586	666	565	8,942	581	6.95%
2025/26	71	716	729	693	732	775	760	804	755	776	788	695	581	638	9,513	571	6.39%
2026/27	71	770	783	772	769	780	829	820	851	781	838	782	691	556	10,093	580	6.10%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Aledo ISD should exceed 5,700 students by 2017/18
- The district may add close to 2,000 students over the next 5 years
- 2021/22 enrollment projected at 7,365 students
- AISD should reach 10,000 students by 2026/27

